

## **Chapter 9**

### **IMPLEMENTATION**

In developing this Comprehensive Plan, goals for land use in Grant County were established and recommendations made for the attainment. The recommendations are of little value, however, unless steps are taken to implement them. Planning is a continuous process, needing constant updating, refinement, and change as conditions change. This plan is intended to cover a five to ten year period, while looking further ahead where possible. During the next five years the plan is intended to serve as a guide for public and private decisions, after which time thorough re-evaluation should be made to determine its applicability for the next five years.

The existence of this plan, however, does not preclude a thorough examination of each recommended project or regulatory approach as it is developed to consider whether it continues to be in accordance with the planning program. Nor does the existence of the plan preclude changes to the goals, objectives, or standards in the plan document itself, through the public review process set out in KRS chapter 100, where changed conditions warrant. A number of means are available to assist in the implementation of the plan.

#### **LOCAL LEADERSHIP**

The public officials of Grant County and the cities bear the primary responsibility for the implementation of this plan. It is important that the public officials understand, accept, and adopt the development policies and that public and private agencies understand and support the plan. As the decision makers, the Grant County Fiscal Court and the City Councils of Williamstown, Dry Ridge, Crittenden, and Corinth have the power that is necessary to adopt policies and fulfill the goals of the county.

These bodies should maintain a close relationship with the Grant County Planning Commission so that the planning process is properly coordinated. Because of their statutory role in planning and development review, the Planning Commission and its staff possess special expertise as well as an overview of development forces and needs within the county. If properly utilized by local elected officials, the Planning Commission is very well positioned to act both as policy advisor and enforcer of local development policy. In addition, the public should be kept informed of community development plans to solicit input and support for the program.

#### **SUBDIVISION REGULATIONS**

The subdivision of land is the initial step in the process of building a community. Subdivision regulations are locally adopted laws which serve to govern the conversion of raw land into building sites. The quality of the subdivisions and the standards that are built into them determine the form and character of a community. Once land has been divided into blocks and lots, streets built, and utilities installed, a development pattern is permanently established and unlikely to be changed. For generations the entire community and the individuals who live in the subdivision will be influenced by the quality and character of subdivision design. Therefore, subdivision regulations applied in advance of development provide a community with its only opportunity to insure that its new neighborhoods are properly designed.

Subdivision regulations play a crucial role in establishing development standards for new development. Good standards help assure effective traffic patterns, adequate streets, adequate water pressure for domestic use and fire fighting capacity, adequate provision for sewerage, storm water drainage, appropriate spacing between buildings and between streets and buildings, adequate recreational facilities, and an aesthetically pleasing environment.

## **ZONING**

The zoning ordinance is considered one of the principal tools for implementing the land use plan. Zoning generally divides the community into exclusive use districts - agricultural, residential, commercial, and industrial - specifying the particular uses that will be allowed in each district. Standards are then set for each district. For example, these standards regulate uses permitted, density of population and structures, lot sizes, percent coverage of lots by buildings, building setbacks, off-street parking, and the like. The theory behind separation of uses through zoning is that of protecting property values by preventing incompatible uses from locating next to one another. Zoning implements the land use plan because the use districts are based upon the land development policies established in Chapter 8 of the plan.

Alternate approaches to strict use separation are also available. Performance standards may be developed to regulate permissible impacts of each land use on neighboring uses and on community services. In theory this would allow any mix of land uses within an area as long as negative impacts on neighboring uses could be controlled. Some of the methods that could be required to control potentially negative impacts could include buffering along property boundaries, special sound proofing of structures, altering traffic patterns on site, and the like.

A combination of the above approaches is also possible. Such an approach could include a separation of uses into broad categories, such as residential, commercial, industrial, and agricultural. Within these broad categories, standards could be provided to determine the appropriate type or density of development based on site factors (for example, soils, slope, and drainage characteristics), compatibility with neighboring uses, and availability of needed services (for example, road capacity, availability of central water or sewer, and school capacity).

For the purpose of developing a more objective and empirical assessment of zone change applications, the criteria for development policies listed in Chapter 8, Land Use should be used as a "point system". This should enable the staff and Commission to evaluate each request for acceptability and possible mitigation of development plans to accommodate the proposed land use change. Under this type of system, the planning office staff can review and report to the Commission the compliance of the request in light of the recommendations of the Comprehensive Plan. In cases where the proposal is not in direct conflict with the Plan, measures may be taken to best accommodate the use for each proposed site. Such an evaluation system should be crafted by the planning office staff and approved for use by the Planning Commission.

## **SITE PLAN REVIEW**

An important element of any zoning or development regulation ordinance is site plan review. While zoning specifies permitted uses of land, site plan review is the means by which the quality of new development is protected through evaluation of the proposed layout and design of a new development. It is also the means by which potentially negative impacts on neighboring uses are controlled. Where more intense uses abut less intense uses, for example a neighborhood shopping center next to a residential area, site plan review is where noise and traffic impacts will be regulated. The importance of a professional review of site plans should therefore not be underestimated.

## **CODE ENFORCEMENT**

Codes are governmental requirements placed on private uses of land to protect the occupants from the hazards of living and working in unsound, unhealthy, or otherwise dangerous structures or conditions. Building, plumbing, electrical and fire codes provide minimum

standards for the construction of both new buildings and the alteration of existing structures. The housing code provides that existing dwellings must be maintained in a safe and sanitary manner. Structures that are considered unfit for human habitation may be condemned and removed. Other regulations, such as health department regulations, provide minimum standards for on site septic installations.

These codes apply to the community as a whole and are uniform in nature. In some cases the local government may establish its own standards, or the state may dictate a uniform or minimum set of standards for the whole state. In order for these codes to be useful an inspection system must be maintained with qualified inspectors enforcing the regulations in the code. Inspectors may be employed by the state to staff district offices throughout the state or may be locally hired to enforce local codes.

## **ROAD MANAGEMENT PLAN**

The development of many of the recommended highway improvements in Grant County is dependent primarily on the Kentucky Transportation Cabinet, Department of Highways. However, much responsibility rests on the local units of government. Local agencies must work among themselves and with the Department of Highways to resolve differences with respect to location and features of particular road improvements. Local groups must actively support highway improvements in their areas. They must also be prepared, when required, to provide rights-of-way, for example. Local groups also have the responsibility of helping to maintain the traffic-carrying capacity of major streets and roads by developing good local land use planning practices, good subdivision regulation, and good zoning ordinances.

Roads not maintained by the State Department of Highways are maintained by the fiscal court or the cities. The responsibility for making improvements to these roads also rests with local agencies. It is important that a systematic method of inventorying conditions on these roads and scheduling needed maintenance and improvements be established in the form of county and city road management plans. Scheduling should be based on established criteria, such as volume of traffic, severity of need, and the like. In addition, the plan should be integrated into a multi-year capital improvements program for the county and cities. At the present time, no systematic road management plan is in effect in Grant County.

## **PUBLIC IMPROVEMENTS PROGRAM AND CAPITAL BUDGET**

The capital improvements budget is a method used by governmental units for scheduling the financing of a part of the public improvements program, which can be realized during a definite period of time, normally six years, on a systematic basis. This budget contains detailed improvement proposals including cost estimates. It should also be carefully coordinated with the financial resources and debt service structures of the community.

The first year of a capital budget should be adopted by the governing body as a part of its annual budget. The capital budget should be reviewed annually and extended for one year with the nearest year being adopted as the current annual budget.

## **PUBLIC PARTICIPATION**

Community acceptance and cooperation is essential to the success of a comprehensive plan. The ideas and support of local civic clubs, neighborhoods groups and community clubs, private citizens, business and industrial leaders are needed to implement a successful community improvement project. A large part of achieving successful citizen participation is through a public education program designed to permit a two way flow of information between the citizens and the planning commission, county, and cities. Experience has shown that such a public information program provides a valuable sounding board from which valid suggestions and criticisms usually result.

## **LAND ACQUISITION**

One means of implementing a comprehensive plan is the acquisition of rights in land. This may involve advance acquisition or options on land for use in the future, or acquisition of easements for use of certain features of land. Advance acquisition and options are presently most commonly used for industrial sites, but may also be used for future roads, school sites, and parklands. Easements are commonly used for utilities and roads, but can also be used to preserve scenic features, prevent use of floodways, and other purposes.

## **STATE AND FEDERAL ASSISTANCE**

State and federal grants and loans can be important sources of financing for public improvements projects, which can be difficult for a small town or county to undertake financially. number of funding sources exist, although the trend is toward assembly of a financing package from multiple sources, including evidence of a substantial local commitment. It is important to be aware of possible funding sources and conditions of funding.